

# Community Preservation Committee Town of Arlington

## CPA Funding – FY2019 Final Application

One (1) electronic copy and three (3) hard copies of the completed [Application](#) must be submitted to the CPAC by **Friday, December 8, 2017 in order to be considered for the 2018 Annual Town Meeting**, with the electronic copy sent to [AFidalgo@town.arlington.ma.us](mailto:AFidalgo@town.arlington.ma.us) and the hard copies to:

Community Preservation Committee c/o Amy Fidalgo  
Town of Arlington, 730 Massachusetts Ave., Arlington, MA 02476

Applications will be date stamped and assigned control numbers in the order that the hard copies are received.

Project Title Mill Brook Linear Park Pilot - Wellington Park: Phase 2

Applicant/Contact Person Amber Christoffersen

Organization Mystic River Watershed Association

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Signature  Date 12/7/17

CPA Category (*select one*):

☐ Community Housing      ☐ Historic Preservation      ☐ Open Space      ☒ Recreation

Amount Requested \$112,523

Total Project Cost \$119,471



# Mystic River Watershed Association

## Mill Brook Linear Park Pilot - Wellington Park: Phase II

### PROJECT DESCRIPTION

#### 1. **Goals:** What are the goals of the proposed project?

The long-term goal of this proposed project is to expand both passive and active recreational opportunities in the Mill Brook Corridor (between Brattle and Grove Street) with a focus on Wellington Park, as well as to make Mill Brook an environmental, cultural and public health resource for the Town of Arlington. This project will also serve as a model for future Mill Brook corridor projects and ultimately turn a hidden, underutilized waterfront into a linear park that connects people to the water and improves ecological quality of the riparian edge.

The proposed project will build on the currently funded CPA project—whereby the Mystic River Watershed Association (MyRWA) is working with the Town of Arlington Planning and Community Development Department, Arlington Redevelopment Board, Park and Recreation Commission, Conservation Commission, Mill Brook Working Group and Open Space Committee, as well as residents and abutters, to lead a participatory design and planning process that identifies opportunities for increasing the uses and visibility of the Mill Brook Corridor in the area between Brattle Street and Grove Street, with a focus on Wellington Park

Under the current phase of the project, the Mystic River Watershed Association has:

- Convened a steering committee, made up of six people from the organizations listed above
- Developed and released an RFP for the design work; conducted a site visit and received 12 proposals from landscape design and environmental engineering firms; interviewed the top four firms; the final firm, Weston and Sampson, was notified on December 8<sup>th</sup>, a contract will be in place by the end of 2018
- Conducted a site walk and had a meeting with several trustees of the condo association (landowner for much of the brook corridor); the trustees have indicated that they would like to work with a Town representative, Nat Strosberg. He met with them in November and will continue to serve as the liaison
- Co-hosted the first-ever Earth Day clean-up at the brook in April 2017 that brought out more than 20 volunteers
- Shared project information at Arlington Town Day in September 2017 and had 22 people sign up to stay engaged with the project
- Developed public education material (attached) and website (<https://mysticriver.org/millbrook>)

Through the consultant hiring process, the steering committee has developed shared project goals and has learned more about the context of this site. Weston and Sampson shared that they are working with DPW to evaluate the renovation and expansion of the DPA site along the Brook, an important property for this project. They've also completed extensive analysis of flood concerns along Brook in this section. This information will both inform the design and make the case for restoration efforts, helping to build public support and potentially help to identify grant funding.

By the end of the project period for Phase I (May 2018), we will take on the activities and produced deliverables related to community outreach and design and environmental assessment:



#### Community Outreach (Phase I):

- Host initial abutters meeting in January 2018
- Host three public meetings from January-May 2018: a forum for initial ideas, workshop for schematic design alternatives and final public meeting to review preferred alternatives
- Host the second annual Mill Brook Earth Day clean-up

#### Design and Environmental Assessment (Phase I)

- The selected designer, Weston and Sampson, will take on the following scope of work:
  1. Wellington Park Schematic Design – Create a park design and revitalization plan that will propose new design features and planting schemes that enhance the viewshed towards and along the Brook, restore public access, improve entrances and circulation within the park, and enhance the ecological value of the riparian edge of the brook.
  2. Feasibility of Mill Brook Path from Grove to Brattle Street – In partnership with MyRWA, and other stakeholders, identify feasibility of and propose alignment of an ADA-compliant walking path along Mill Brook from Grove to Brattle Street.
  3. Phasing and Cost Estimates for Implementation – Develop phasing schedule for short-term, lower-cost improvements (that could potentially be done with volunteers) and long-term, higher-cost improvements. Determine phasing and cost estimation for implementation.

In Phase II we will further both of these components of Phase I:

- 100% design and construction documents that build off of the preferred 25% schematic design from Phase I
- Initiate permitting process
- Continue the public process by stewarding the network of abutters and residents that participated in Phase I and host a public meeting through design development and use our online, email and social media outlets to keep public support strong
- Identify public and private funding opportunities to match Town funding, both for design and capital components

Ultimately, the goal of Phase II is to get the project to a “shovel-ready” stage and identify capital funding. MyRWA will continue to engage the community to ensure that we incorporate as many stated needs and desires as possible. Phase II will include an additional public meeting as the project moves from schematic design to complete design.

The scope of the design is intentionally broad for the purposes of this application. We officially kicked-off Phase I of this project in September after grant notification in August, therefore we are a couple of months behind the initial timeline. However, the steering committee did not want to lose momentum on the project. Getting funding for Phase II would allow the project to seamlessly move from schematic design to full design.

As the design team was selected in early December, we were unable to estimate the exact budget and scope for Phase II of the project. We know that the design of Wellington Park will move forward but we need to learn more about what activities we will need to undertake for the non-Town-owned portion of the project (ie- survey and easement work, detailed design work). This will move forward in the coming months.



Per a discussion with the CPA Manager in November 2017, this application has a tentative budget and scope that is subject to change/will include more details with an addendum in late January 2018.

**2. Community Need:** Why is the project needed? Does it address needs identified in existing Town plans?

For decades, the Town of Arlington has been exploring the possibility of developing a linear park along Mill Brook, an important ecological and historical feature in the town. At one time, there were nine mills and seven millponds along the brook, which flows eastward from the Arlington Reservoir to Lower Mystic Lake and is part of the Mystic River Watershed. Four Town-owned recreational and conservation areas are accessible along Mill Brook— Reservoir/Hurd Fields, Wellington Park, Cooke’s Hollow and Meadowbrook Park. The first official concept study for a Mill Brook Linear Park, initiated by Mia Leher in 1977, still remains an important blueprint for today.

The project is eligible for CPA funding because it:

- Preserves or utilizes currently owned Town Assets (Mill Brook)
- Save resources that would otherwise be threatened (invasive plants and un-stabilized shoreline threaten Mill Brook)
- Demonstrates consistency with other current and widely scrutinized planning documents that have been adopted by the Town of Arlington (Mill Brook Linear Park Study, 2009; Open Space and Recreation Plan, 2015-2022; Arlington Master Plan, 2015-all outlined below)
- Received endorsement from other municipal boards or departments (Open Space Committee)
- Serves more than one CPA purpose (Open Space & Recreation).
- Leverage additional public and/or private funds. (Complement the efforts of the Parks and Recreation Department, which has slated this park for capital improvement in the next 4-6 years. Starting this community outreach and design work now would allow time to develop a comprehensive plan for this area, with the ability to help inform the Town’s implementation strategy.)

The proposed project meets the following selection criteria from the Community Preservation Plan, specific to Open Space & Recreation:

- Project located along key open space sites: Mill Brook and Wellington Park
- Contains natural resources: surface water body, wetlands
- Land that is contiguous to a recreation site: Wellington Park
- Land that connects the recreation site to open space: Wellington Park to the Mill Brook Corridor
- Open Space Priority: Mill Brook Corridor (more detail below)

This project is in-line with several planning documents that have been adopted by the Town of Arlington:

A. State-approved *Open Space and Recreation Plan (OSRP)*, 2015-2022. The plan identifies Mill Brook Corridor as one of the Action Plan focus locations; specific actions that align with CPA funding include:

- 2-a-6. Protect and enhance the water quality and ecological integrity of Mill Brook as it meanders through Town from the Reservoir, through many neighborhoods and Meadowbrook Park, and into the Lower Mystic Lake.
- 2-a-7. Work with the Redevelopment Board and others on future development in the Mill Brook Study Area and pursue opportunities to expand and enhance public access to Mill Brook by linking existing and new open spaces.



- 2-a-12. Work to protect endangered species, such as Englemann's Umbrella Sedge, and to eliminate invasive plants, such as Phragmites, Japanese Knotweed, Garlic Mustard, Black Swallowwort, and Oriental Bittersweet.
- 4-c-4. Pursue initiatives to improve public access and create new pathways along Mill Brook and around Spy Pond.

*B. Town of Arlington Master Plan, 2015*

In addition to implementing the OSRP, this plan recommends a Mill Brook plan that creating “landscape and building design standards, and establish requirements for public access to the Mill Brook, and the preservation of views (page 144).” This project will contribute to this recommendation.

*C. Mill Brook Linear Park Study, 2009*

This study looks at opportunities to restore the environmental and visual qualities of Mill Brook by creating a greenway with pedestrian facilities and access and providing enhanced recreational opportunities. It recommends creating a comprehensive plan for the Mill Brook Study Area, including daylighting options, flood plain management, and public access.

Specific to this project, the study states: “This entire segment of Mill Brook from Brattle Street to Grove Street presents tremendous potential to highlight the brook in its natural, uncovered state. A vibrant, renewed park and recreational area would be accessible to the Minuteman Bikeway, Mass. Ave., and the High School on the east side of Grove Street.”

**3. Community Support:** What is the nature and level of support for this project? Include letters of support and any petitions.

The Mystic River Watershed Association has developed and convened a steering committee who has met three times between September and November. See list below:

Arlington Conservation Agent: Lela Shepherd (also representing the Conservation Commission)  
 Arlington Park and Recreation Commission: Don Vitters  
 Arlington Planning Department: Laura Weiner and Nat Strosberg  
 Arlington Open Space Committee and Mill Brook Study Group: Ann LeRoy  
 Mystic River Watershed Association: Amber Christoffersen

We’ve also had two meetings and a site walk with individuals from the Mill Brook Working group. Everyone that has been a part of these meetings, particularly those who have helped with planning efforts over the past decade, are energized by the prospect of a design that is working towards a built product. Many of the design consultants noted that the scope and scale of this project is ideal for implementation and that the synergy of surrounding projects (Arlington Reservoir, DPW site and High School) make this an ideal time to move this project forward.

Further, in hosting the Earth Day clean-up and site visit with consultant (together bringing nearly 50 people to Mill Brook), we’ve learned what a hidden gem this space is. Nearly all of these individuals had never heard of or have never had been to this section of the brook. They were excited by the prospect of making this a recreational and environmental amenity.

**4. Project Documentation:** Attach any applicable engineering plans, architectural drawings, site plans, photographs, any other renderings, relevant studies or material.



Appendix 1: Assessor's map showing project locus

Appendix 2: Study area diagram showing Wellington Park and Mill Brook Corridor

Appendix 3: Photographs of existing conditions

5. **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones?

Below is an initial timeline for Phase II; this will be refined and adjusted per the January revision outlined above.

Budget/Scope Revision for Phase II Application: January 2018

Phase I Completion/Phase II Kick-Off: May-July 2018

Surveys, Design Development: Summer/Fall 2018

Community Outreach: Summer/Fall 2018

Substantial Design Completion: Winter 2018/2019

Initiate permitting process: mid-2019

Project Completion: May 2019

Grant Close-Out and Reporting: May 2019

\*This assumes a CPA grant award date of July 2018. The remainder of the timeline may change once the consultant is on board.

\*\*In partnership with the consultant, MyRWA will convene two public meetings (schedule TBD). MyRWA will lead other community engagement activities including one-on-one conversations, surveys and workshops.

6. **Credentials:** How will the experience of the applicant contribute to the success of this project?

The Mystic River Watershed Association (MyRWA) is a 501(c3) non-profit organization that works "to protect and restore the Mystic River, its tributaries and watershed lands for the benefit of present and future generations and to celebrate the value, importance and great beauty of these natural resources." Established in 1972, MyRWA has met success in ensuring local implementation of the Clean Water Act, the clean-up of local hazardous waste, and the protection of nearby wetlands. In 2000, MyRWA instituted a certified water quality monitoring program that incorporates the help of trained, local volunteers. Local governments now depend on our water quality data to make watershed decisions, to take enforcement actions and the US EPA has relied on results from our monitoring program to give the Mystic River Watershed a formal grade every year since April 2007. We have worked with seven municipalities to make green infrastructure improvements based on this water quality data. 2010 saw the launch of our water chestnut removal program by which 1,000 of volunteers remove this invasive species from our water. Last year, we launched the Greenways Initiative, whereby we are working to revitalize and restore the parklands and pathways along our River. Last year, MyRWA launched a herring education project with six local school districts that will reach 1,500 students in year one alone.

MyRWA has demonstrated significant organizational experience during the past five years in properly managing and executing grant agreements and project deliverables of similar size. Most relevant the Mystic River Watershed Association currently has CPA grants from both the Town of Arlington and the City of Somerville. To-date no reports have been due for CPA funding; though we are making progress on completely deliverables. For the Somerville CPA one report has been completed and we are on-target to complete the all deliverables within the budget and timeline set out.



During the past five years, MyRWA has successfully completed fifteen grants totaling more than one million. These projects included the Sustainable Initiative Chelsea BMP Project (\$70,000), the 2011 Woburn 604B Green Infrastructure Project (\$49,580), the National Fish and Wildlife Mystic Water Chestnut Project (\$50,000) and the 2013 Urban Waters Malden River Partnership (\$60,000). MyRWA currently is managing three additional large scale grant undertakings including Urban Waters Small Grant (\$60,000) for stormwater education collaborative, National Fish and Wildlife (\$49,974.79) for volunteer led invasive species removal at area parks, and US Environmental Protection Agency Environmental Education (\$80,116) for the river herring education project in local schools. To date all reports have been completed, and all deliverables are on target for completion.

MyRWA staff has experience working cooperatively with municipal and community leaders and conducting outreach and education in the watershed communities. Amber Christoffersen, Greenways Director at MyRWA, will be the project manager. As the project manager, she will manage the consultant contract ensuring all final deliverables are complete and providing all reports (financial and narrative) to CPA, liaise with the named partners and serve as the participatory design lead to coordinate community engagement.

In her role as Greenways Director, Amber Christoffersen has led participatory design processes for riverfront open spaces in Arlington, Everett, Malden, Medford and Somerville. She holds a Master's Degree in Landscape Architecture from the University of Georgia and a Bachelor's Degree in Economics from the College of William and Mary.

**7. Budget:** What is the total budget for the project and how will funds be sourced and spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may not be used for maintenance.)

A majority of the funding will be paid directly to a landscape architecture and engineering firm that will develop the 100% design and construction documents building off of the Phase I schematic design. As mentioned in the narrative, this scope and budget for this work is still conceptual. As a rough estimate, similar open space projects typically include a 10% fee for design/engineering fees. The schematic design will cost \$48,000; we have tentatively proposed \$100,000 for Phase II. Together, the design fee would be \$148,000 which would be 10% of a ~\$1.5 million project, comparable open space and restoration projects across the Mystic River Watershed.

**8. Other Funding:** What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.

The Mystic River Watershed Association is matching \$6,947 funds from our general support for staff involvement. This includes overall strategic advice and environmental restoration expertise from Patrick Herron, Executive Director and water quality reports garnered from ongoing monitoring at Mill Brook by Andy Hrycyna, Watershed Scientist.

**9. Maintenance:** If ongoing maintenance is required for your project, how will it be funded? No maintenance is proposed as part of this feasibility study. However, an initial design and landscape management plan from Phase II will provide recommendations on how to remove invasive species to allow for public access and to contribute to ecological restoration of the Brook – this may have



implications on future maintenance of this area. We will be working closely with the Town Department of Public Works to draft a plan on how this will be achieved, developing partnerships with Town staff, MyRWA and local community groups. Given MyRWA's experience with volunteer-driven invasive removal, we would provide recommendations on how a volunteer program or Friends group could fill a part in future maintenance. We hope that this conversation and working process could provide a model template for a collaborative approach to invasive plant management for the Town going forward.

**10. Impact on Town Budget:** What, if any, potential secondary effects will your proposed project have on the Town's Operating Budget? Are there any capital projects that rely on the successful completion of your project?

See answer above.

**ADDITIONAL INFORMATION:** Provide the following additional information, as applicable.

**1. Control of Site:** Documentation that you have control over the site, such as a Purchase and Sales Agreement, option or deed. If the applicant does not have site control, explain what communications have occurred with the bodies that have control and how public benefits will be protected in perpetuity or otherwise.

The Town of Arlington owns this site. They support this project, as evidenced by CPA funding for Phase I of this project. As mentioned above, we've had several conversations with the Condo Association Trustees, the owner of the private land along the Brook, and are making process in discussions about potential access and easements.

**2. Deed Restrictions:** In order for funding to be distributed, an appropriate deed restriction, meeting the requirements of Chapter 184 of Mass General Laws pursuant to section 12 of the Community Preservation Act, must be filed with the CPC. Provide a copy of the actual or proposed restrictions that will apply to this project.

No deed restriction.

**3. Acquisitions:** For acquisition projects, attach appraisals and agreements if available. Attach a copy of the deed.

Not applicable.

**4. Feasibility:** Provide a list of all further actions or steps that will be required for completion of the project, such as environmental assessments, zoning approvals, and any other known barriers to moving forward.

Not applicable for this phase of the project.

**5. Hazardous Materials:** Provide evidence that the proposed project site is free of hazardous materials or there is a plan for remediation in place.

Likely not applicable, this will be explored during this initial phase of design and analysis.

**6. Permitting:** Provide evidence that the project does not violate any zoning ordinances,



covenants, restrictions or other laws or regulations. What permits, if any, are needed for this project? Provide the expected date of receipt for necessary permits, and copies of any permits already acquired.

At this point, it would be naive to assume that we will get through all permitting during Phase II. However, we anticipate that we will initiate the permitting progress as this is typically done in the 75% design phase. To limit concerns with the Conservation Commission, we have involved the agent heavily in the hiring of the design consultant and will continue to do so throughout the design process. We've also selected a consultant with extensive municipal permitting experience as well with federal agencies such as the Army Corps of Engineers.

**7. Environmental Concerns:** Identify all known wetlands, floodplains, and/or any natural resource limitation that occur within the boundaries of your submission.

This project will flag wetland areas along Mill Brook to inform location of paths and potential areas for stabilization.

**8. Professional Standards:** Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed. Evidence that the applicant and the project team have the proven or potential capacity to conduct the scope and scale of the proposed project, as evidenced by project leaders with appropriate qualifications and technical experience or access to technical expertise.

Not applicable at this time.

**9. Further Attachments:** Assessor's map showing location of the project.  
Appendix 1 shows the project location on a parcel map.

**FURTHER ATTACHMENTS:**

Appendix 1: Assessor's map showing project locus

Appendix 2: Study area diagram showing Wellington Park and Mill Brook Corridor

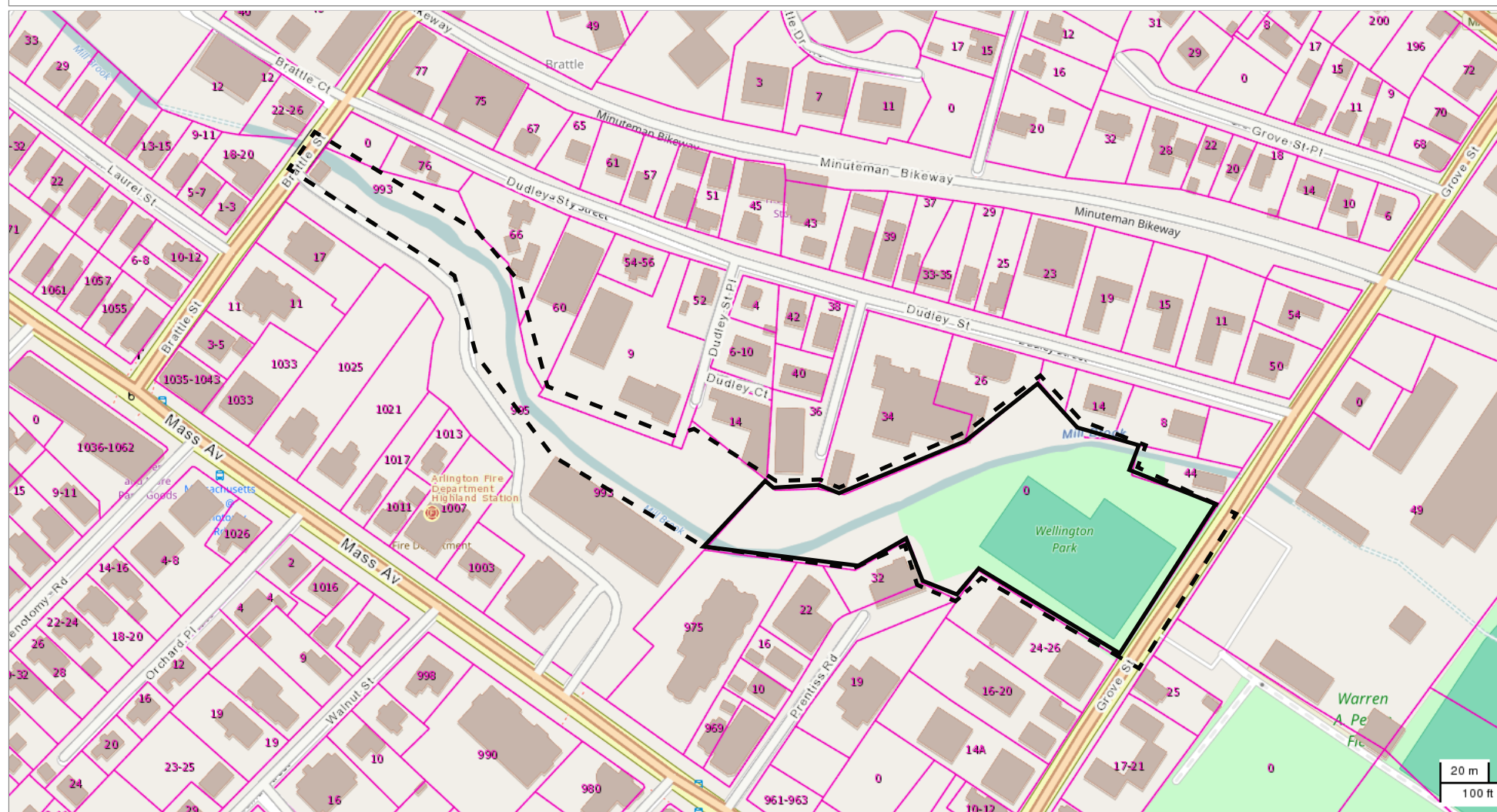
Appendix 3: Photographs of existing conditions

Appendix 4: Collateral Developed



Appendix 5: Budget Detail



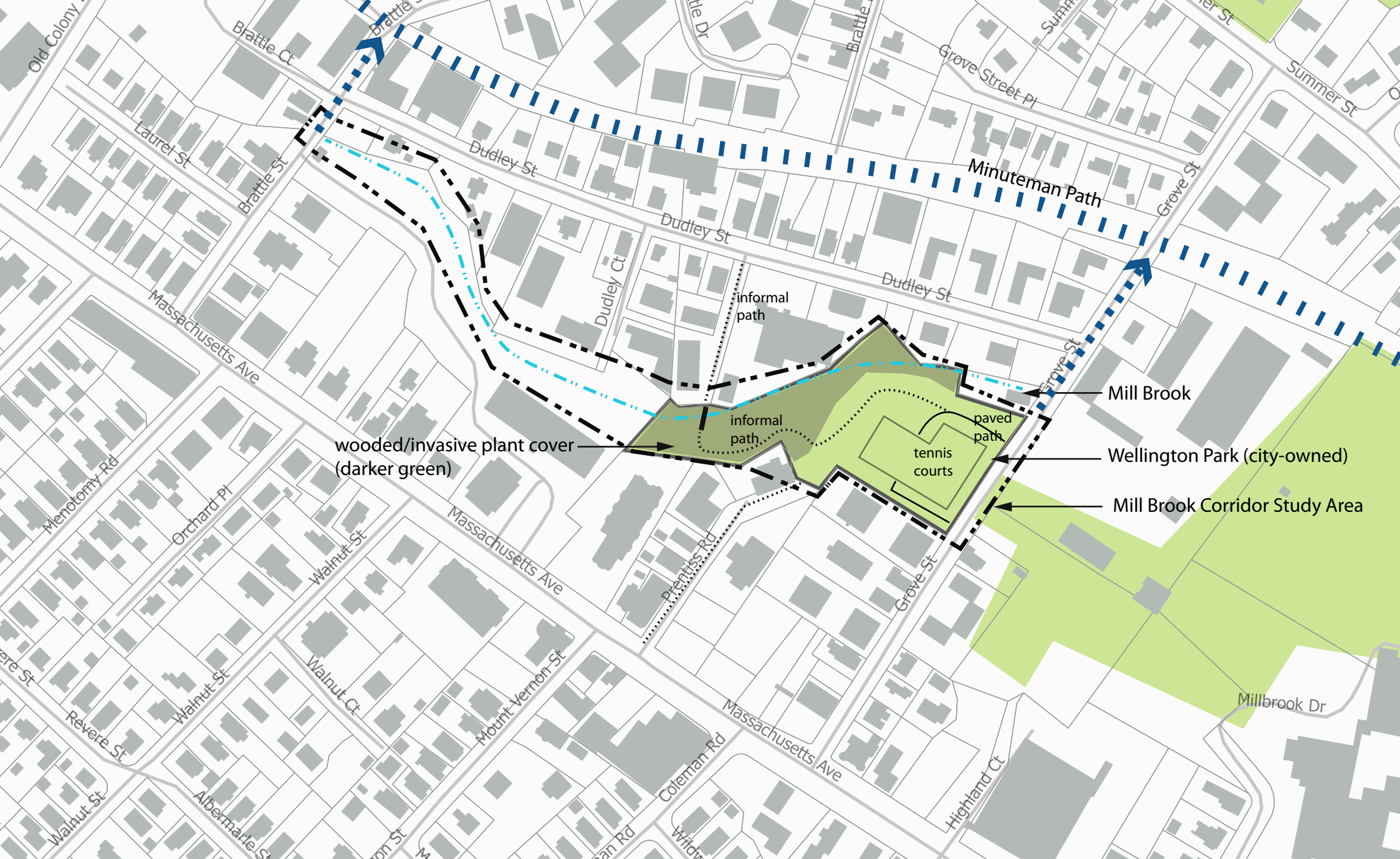
## Mill Brook - Wellington Park



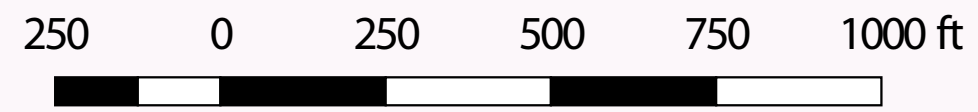
## LEGEND

-  Wellington Park (Town-owned property)
-  Mill Brook Corridor Study Area





WELLINGTON PARK -  
MILL BROOK CORRIDOR, BRATTLE ST. to GROVE ST.





### Appendix 3: Photos



Left: Entrance to the park from Grove Street (Mill Brook behind vegetation on right)

Right: Vegetation and overgrown planted area in the front of Mill Brook.



From Left: Bridge connecting south and north bank of the brook; Riparian edge of the brook, along northeast end Wellington Park – chain-link fence and invasive plants.



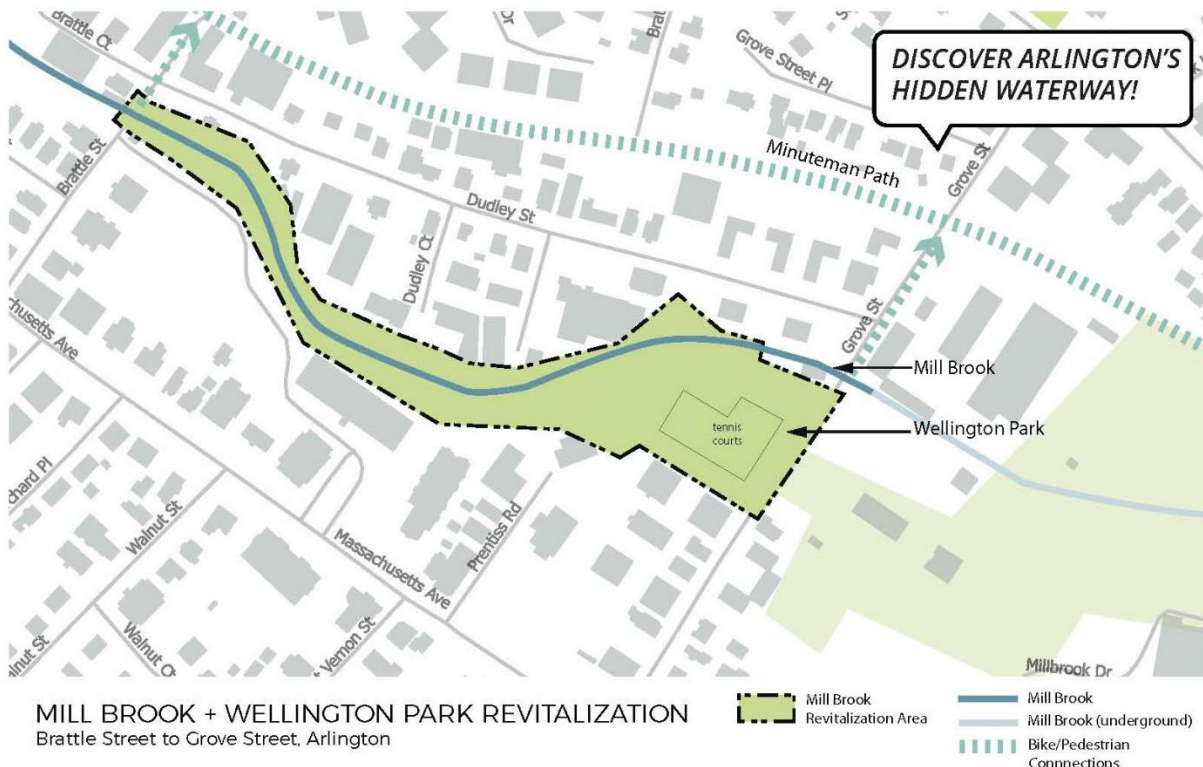


Photos from the Earth Day Clean up  
on April 29, 2017 in Mill Brook.





## Appendix 4: Collateral



### MILL BROOK + WELLINGTON PARK REVITALIZATION

A community-driven design and revitalization plan for a linear park along the Mill Brook Corridor and Wellington Park that improves public access and the ecological quality of the riparian edge.

#### WHY

For decades, the Town of Arlington and other community stakeholders have been exploring the feasibility of a linear park along Mill Brook, an important ecological and historical feature in the town. At one time, there were nine mills and seven millponds along the brook, which flows eastward from the Arlington Reservoir to Lower Mystic Lake. However, since then, this natural resource has largely been hidden and underutilized.

This project seeks to restore visibility and vibrancy to this corridor, providing a valuable recreational, cultural and environmental asset for local residents and regional visitors.

Visit the project website to learn about upcoming events and how you can get involved!  
[mysticriver.org/millbrook](http://mysticriver.org/millbrook)

#### WHEN

Community outreach begins fall 2017. Initial design concept and revitalization plan by spring 2018.

#### PARTNERS

This project is a partnership of the Mystic River Watershed Association, Town of Arlington, Conservation Commission, Park & Recreation Commission, and Mill Brook Corridor Study Group. Funding provided by the Arlington Community Preservation Act.





**Mystic River Watershed Association**

**MILL BROOK LINEAR PARK PILOT - WELLINGTON PARK**

<b>BUDGET</b>				<b>CPA Funded</b>	<b>Privately Funded</b>	<b>Source/Status</b>
<b>Personnel</b>						
	Project Management and Participatory Design Lead (manage consultant contract, convene and outreach to stakeholders, lead steering committee)	MyRWA: Amber Christoffersen	185 hrs @ \$63.64/hr*	\$ 11,773		
	Project Oversight and Stakeholder Engagement	MyRWA: Patrick Herron	40 hrs @ \$87.88/hr*		\$ 3,515	General Private Funds - committed
	Water Quality Consultation (ongoing water quality monitoring, recommendations re: Mill Brook)	MyRWA: Andy Hrycyna	50 hrs @ \$63.64/hr*		\$ 3,182	General Private Funds - committed
<b>Consultants</b>						
	Landscape Architecture and Engineering Firm	100% Design Documents	see notes in narrative	\$ 100,000		
<b>Materials</b>						
	Workshops: printing and food	outreach and meeting facilitation		\$ 750	\$ 250	General Private Funds - committed
<b>Total</b>				<b>\$ 112,523</b>	<b>\$ 6,947</b>	

**TOTAL PROJECT \$ 119,471**  
**CPA FUNDING \$ 112,523**

\* MyRWA staff has new rates after receiving federally-approved rates in Sept. 2017: fringe 25% and OH/G&A 40%





## Mill Brook and Wellington Park Revitalization

CPA Presentation 01.29.18

### Revised Budget

At the time that we submitted a proposal for Phase II of this work, we did not yet have a design and engineering firm hired. We did not want to lose project momentum, so we promised to have a revised and detailed cost estimate by late January. We plan to have Phase I complete by July 1 which will allow for completion of Phase II by the next July. See attached memo for revised budget and summary of consultant work done on Phase I below.

### PHASE II BUDGET

	Budget Submitted December 2018	Revised Budget Submitted January 2018
MyRWA Project Management, Outreach	\$11,773	\$11,773
Weston and Sampson (Design and Engineering Consultant)	\$100,000	\$160,000
Materials	\$750	\$750
<b>TOTAL</b>	<b>\$112,523</b>	<b>\$172,523</b>

### Phase 1 Consultant Recap:

The Phase 1 Revitalization Project focuses on Wellington Park and the Mill Brook Corridor, from Brattle St to Grove Street. The design scope for this is limited to an early study phase that analyzes existing conditions and, with the input of the community, leads to the development of a Schematic Design & Environmental Plan. This Plan will provide design direction for the overall area, and will guide the Steering Committee, community, and design team as they advance, ultimately, toward implementation.

Task	Proposed Fee
Wellington Park Schematic Design	\$ 18,000
Feasibility of Mill Brook Path from Grove to Brattle Street	\$ 14,000
Phasing & Cost Estimates for Implementation	\$ 6,000
On-the-Ground Survey for Mill Brook Corridor	\$ 10,000
<b>Total</b>	<b>\$48,000</b>

What is the status of Phase I?

**CPA Grant Notification:** August 2017

**Project Planning and Condo Meetings:** September – October 2017

**Design Consultant Selection:** October – December 2017

**Abutters Meeting:** January 24

**Public Meeting #1:** March 8

**Public Meeting #2:** April 14

**Public Meeting #3:** Week of June 4

**Completion:** End of June 2018





What is status of water quality work?

MyRWA monitors water quality monthly at a testing site at the end of Mill Brook, before it flows into the Mystic Lakes. We have also completed an assessment of bacteria levels at outfalls along the Brook. By June, we will have a summarized report of this data and recommendations on how to improve water quality. Through our general project outreach, we will educate the public on the value and actions to take to improve water quality.

How does this project fit with the DPW site across the street?

One of the reasons that we selected Weston and Sampson is their previous work to analyze flooding in this area and their current contract to complete inventory/analysis/programming study of the DPW project. They will be able to coordinate efforts between Town departments and look for opportunities for synergies between the projects. In addition, timing is advantageous as design of the High School property moves forward. Weston and Sampson will be able to coordinate this project with the DPW and ideally, convene a meeting with the HMFH Architects team.

What are the implications of this project as it relates to climate change effects/flooding downstream?

Our initial outreach has indicated that many residents in the area have experienced flooding attributed to storms. The failing retaining walls along the Brook and neighboring properties, along with debris and rocks that have made their way to the center of the stream, have caused natural dams and slowed flows. These flooding events are even more common in the face of climate change. Any improvement this project can make in regards to water quality and unobstructing flow, the less flooding there will be all along the Brook and the better the downstream water quality will be.

And as temperatures rise with climate change, invasive species like the Japanese Knotweed will grow faster and taller. As we are evaluating and creating an invasive plant removal plan, our project will mitigate the expanding impact of invasives along the Brook and in the Park.



**First CPA Grant - Background**

**Mill Brook Corridor & Wellington Park Revitalization Project: *PHASE ONE*** (*Underway, Dec 2017 - July 2018*)

The MyRWA, Town of Arlington, and partners were successful in receiving their first CPA Grant for PHASE ONE of the Mill Brook Corridor & Wellington Park Revitalization project.

The physical limits of PHASE ONE include the Mill Brook Corridor from Brattle Street to Grove Street, and Wellington Park.

Now underway, the Weston & Sampson Team is working on this project, described as follows:

PHASE ONE (*Dec 2017 – July 2018*)

Part 1.1: Schematic Design of Wellington Park

Part 1.2: Feasibility Study of Mill Brook Path from Brattle Street to Grove Street

Part 1.3: Phasing and Cost Estimates for Implementation

Part 1.4: Optional: On-the-Ground Survey for Mill Brook Corridor

**Second CPA Grant – Current Application**

**Mill Brook Corridor & Wellington Park Revitalization Project: *PHASE TWO*** (*July 2018 – June 2019*)

Weston & Sampson is committed to providing maximum value on all our projects. We are pleased to provide our proposed scope of work for this **CPA Grant Application PHASE TWO**, which will allow for the continuation of this Revitalization Project, in collaboration with MyRWA, Town of Arlington, and partners.

With the goal of focusing **PHASE TWO** on Town-owned / Town-jurisdiction properties, please note that the physical limits for **PHASE TWO** focus on the Town-owned Wellington Park; this includes the Town-owned footbridge and banks of the Brook (see attached map that shows Town-owned land). The costs for this phase of work are higher than previously estimated in the December 2017 application to due to additional costs of designing in a resource area and the significant work needed to characterize the sites and banks. Further, data collected in Phase Two will inform the design and restoration of the full portion of the brook between Grove and Brattle as discussions with the private landowners move forward, ideally towards an easement agreement that will likely take more than 12-18 months from the time of this application. Thus, we are focusing on the more implementable



portions of this project, bringing attention and momentum to the overall goal of creating a Mill Brook Linear Park.

As far as capital funding, there could be an ask for construction dollars in the next CPA funding cycle. We also recommend that the Town explore the opportunity to use funding from the FY22 capital plan for Wellington Park earlier than planned, particularly in light of the fact that this park and Brook corridor had been in the capital plan in the late 1970s and, beyond the tennis court upgrades, has remained unimproved for decades.

For this Grant Application, the Weston & Sampson Team initial proposal is described as follows:

**PHASE TWO** *(July 2018 – October 2018)*

**Part 1: Pre-Design Services**

Part 1.1: Survey (although the precise scope of the survey program is not yet known)

Part 1.2: Environmental (test pits and borings, LSP site characterization, and permitting, although the precise

scope of the permitting effort is not yet known)

Part 1.3: Meetings (coordination meetings, public outreach, and public meetings will occur throughout Part 1)

**PHASE TWO** *(October 2018 – June 2019)*

**Part 2: Design & Engineering Services**

Part 2.1: Design Development Phase (plans and cost estimate)

Part 2.2: Construction Documents Phase (plans, details, and technical specifications).

Part 2.3: Meetings (coordination meetings, public outreach, and public meetings will occur throughout Part 2)

We have based the following pricing information on our understanding of the project; our attendance at the Abutters' Meeting on January 24, 2018; and the information we have garnered through discussions with the Steering Committee. However, we are amenable to discussing or refining our approach to pricing in a way that is mutually beneficial and agreeable to the Steering Committee.

In the following table, we present our schedule, basic design budget, and a recommended allocation by tasks, proposed staff contributions, and staff hours per task. Reimbursable expenses are also included in the budget.



PHASE TWO Part 1: Pre-Design Services <i>July 2018 – October 2018</i>	Proposed Staff	Staff Hours Per Task	Proposed Cost
<p><b>1.1 SURVEY: General Project Description</b></p> <p>The survey limits are TBD, though are approximately the Mill Brook Corridor from the town-owned bridge to Grove Street, and Wellington Park. In conducting this assignment, we will perform the following services:</p> <p><b>Topographic Survey and Compiled Utility Mapping</b></p> <p>A. Data will be collected regarding the location of existing physical surface features and respective ground elevations. Elevations will be from the existing data provided.</p> <p>B. We will review and incorporate maps and other records indicating the location of underground structures and utilities that are made available by the owner.</p> <p>C. We will locate surficial evidence of below-grade structures and utility lines.</p> <p>D. We will research and depict the approximate location of property lines based on the location of evidence and interpretation of record maps and documents.</p> <p>Assumptions</p> <ul style="list-style-type: none"> <li>Filing fees are NOT included in this proposal.</li> </ul>	<p><b>Discipline Leadership:</b> Gordon Matson (Survey)</p>		\$20,000
<p><b>1.2 Environmental</b></p> <p><b>1.2.1 Test Pits and Soil Borings</b></p> <p>A. Research and review records</p> <p>B. Conduct a site visit to review and record key existing conditions</p> <p>C. Observe on-site</p>	<p><b>Discipline Leadership:</b> Tulin Fuselier, PE (Geotech)</p>	~30	\$5,000
<p><b>1.2.2 LSP Site Characterization</b></p> <p>A. Research and review records</p> <p>B. Conduct a site visit to review and record key</p>			



## CPA Grant Application 2: FEE

PHASE TWO Part 1: Pre-Design Services <i>July 2018 – October 2018</i>	Proposed Staff	Staff Hours Per Task	Proposed Cost
existing conditions C. Observe on-site		~30	\$5,000
<b>1.2.3 Environmental Permitting</b> A. Research and review records B. Coordinate and submit permit applications; attend mtgs		~80	\$20,000
<i>-End of PHASE TWO Part 1-</i>		<b>PHASE TWO Part 1 subtotal</b>	<b>\$50,000</b>



PHASE TWO Part 2: Design & Engineering <i>October 2018 – June 2019</i>	Proposed Staff	Staff Hours Per Task	Proposed Cost
<b>2.1.Design Development</b> <ul style="list-style-type: none"> <li>A. Review Schematic Design</li> <li>B. Review and incorporate schematic-level community and committee comments</li> <li>C. Advance design principles</li> <li>D. Prepare design development-level plan</li> <li>E. Prepare costs</li> <li>F. Review designs and costs with the Steering Committee &amp; present at Public Meeting</li> </ul>	<b>Discipline Leadership:</b> Cheri Ruane, RLA (LA) Jeanne Lukenda, ASLA (LA) James Pearson, PE (Civil) Robert McAleer, PE (Elect) Julie Eaton, EIT (Resiliency) <b>Support:</b> Gene Bolinger, RLA (TecRev) Blake Martin (TecRev) Daniel Biggs, RLA (LA) Brandon Riley, RLA (LA) Alyssa Peck, PE (Civil)	~230	\$35,000
<b>2.2.Construction Documents (100% design)</b> <ul style="list-style-type: none"> <li>A. Review Design Development</li> <li>B. Review and incorporate design development-level community and committee comments</li> <li>C. Advance design principles</li> <li>D. Prepare 60% design construction document-level plans, details and technical specifications</li> <li>E. Prepare costs</li> <li>F. Review documents and costs with the Steering Committee &amp; present at Public Meeting</li> <li>G. Review 60% design</li> <li>H. Review and incorporate 60% design-level community and committee comments</li> <li>I. Advance design principles</li> <li>J. Prepare 100% design construction document-level plans, details and technical specifications</li> <li>K. Prepare costs</li> <li>L. Review documents and costs with the Steering</li> </ul>	<b>Discipline Leadership:</b> Cheri Ruane, RLA (LA) Jeanne Lukenda, ASLA (LA) James Pearson, PE (Civil) Robert McAleer, PE (Elect) Julie Eaton, EIT (Resiliency) <b>Support:</b> Gene Bolinger, RLA (TecRev) Blake Martin (TecRev) Daniel Biggs, RLA (LA) Brandon Riley, RLA (LA) Alyssa Peck PE (Civil)		



## CPA Grant Application 2: FEE

Committee & present at Public Meeting M. Review and incorporate design development-level community and committee comments N. Prepare final plans, details and technical specifications		~460	\$75,000
<b>2.3.Meetings</b> <i>*All meeting costs are incorporated into previous phases.</i> A. Public meetings (3) B. Steering Committee meetings (5)	Cheri Ruane, RLA (LA) Jeanne Lukenda, ASLA (LA) <i>*others, to be determined</i>	N/A	N/A
<i>-End of PHASE TWO Part 2-</i>		<b>PHASE TWO Part 2 subtotal</b>	<b>\$110,000</b>
<b>Parts 2 &amp; 3</b>			<b>\$160,000</b>
<b>Total</b>			



